



City Council
Atlanta, Georgia

02-○-0816

AN ORDINANCE

U-02-12

BY: ~~ZONING COMMITTEE~~

3-12-02

Dwight Starn

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA as follows:

SECTION 1. Under the provisions of Section 16-05.005(1)(l) of the Zoning Ordinance of the City of Atlanta, a Special Use Permit for a **Private School** is hereby approved. Said use is granted to **Atlanta Girl's School and Atlanta Speech School** and is to be located at **3254 Northside Parkway, N.W.** to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **182** of the **17th** District of **Fulton** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. That this amendment is approved under the provisions of Section 16-25.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Special Use Permits, Procedural Requirements," and the Director, Bureau of Buildings, shall issue a building permit only in compliance with the applicable provisions of this part. The applicable conditional side plan and any other conditions hereby imposed are enumerated by attachment. The Special Use Permit hereby approved does not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

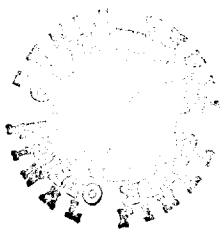
SECTION 2. That all ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

A true copy,

[Signature]
Deputy Clerk

ADOPTED by the Council
APPROVED by the Mayor

JUN 03, 2002
JUN 10, 2002



Conditions for U-02-12

1. Site plan entitled "Atlanta Girl's School/Atlanta Speech School, City of Atlanta, Georgia" prepared by HGOR, dated March 12, 2002, last revised April 1, 2002 and marked received by the Bureau of Planning April 2, 2002.

All that parcel or tract of land lying and being in Land Lot 182, 1st District, City of Atlanta, Georgia, and being more particularly described as follows:

Beginning with the intersection of the North easterly line of Land Lot 191 and the North easterly line of Land Lot 182, and point being the Point of Beginning, thence South 05°57'48" East, a distance of 183.16 to a Point, said point being the True Point of Beginning, thence South 22°25'05" East, a distance of 434.83 to a Point, said point being the True Point of Beginning, thence South 51°10'14" East, a distance of 289.26 to a Point, said point being the True Point of Beginning, thence South 47°11'21" East, a distance of 139.57 to a Point, thence South 34°50'11" West, along 8th easterly sewer line a distance of 139.57 to a Point, thence South 34°05'17" West along 8th easterly sewer line a distance of 54.01 to a Point, thence South 22°58'34" easterly sewer line a distance of 102.49 to a Point, said point being the True Point of Beginning, thence South 76°51'31" East, a distance of 134.37 to a Point, thence North 57°05'50" East, a distance of 420.21, a distance North 75°00'51" East, a distance of 92.03 to a Point, thence North 04°27'40" West, a distance of 430.49 to a Point, said point being the True Point of Beginning.

1. LAND AREA = 6.10 ACRES
2. ZONING R-9
3. GROSS SQUARE FOOTAGE OF EXISTING BUILDINGS 80,872 GSF
4. FLOOR AREA RATIO : 4 MAXIMUM
106,290 A GSF ALLOWED
81,592 GSF ACTUAL
5. HEIGHT OF BUILDING 36 FEET
6. NUMBER OF CLASSROOMS
12 MIDDLE SCHOOL CLASSROOMS
12 HIGH SCHOOL CLASSROOMS
36 TOTAL CLASSROOMS
7. PARKING REQUIREMENTS
5,296 SF CIVIL (5 SF = 10 SPACES)
12 CLASSROOMS (MIDDLE SCHOOL) X 2 SPACES = 24 SPACES
18 CLASSROOMS (HIGH SCHOOL) X 4 SPACES = 72 SPACES
240 TOTAL SPACES REQUIRED
8. EXISTING PARKING PROVIDED:
81 SPACES (4 HANDICAP ACCESSIBLE)

ATLANTA GIRLS' SCHOOL
ATLANTA SPEECH SCHOOL

A EXISTING SITE - TRINITY SCHOOL



REVISED TO ADD
(2) TEMPORARY
SCIENCE CLASSROOMS
APRIL 1, 2002

BOUNDARY SURVEY PROVIDED BY:
J.S. ROSS AND ASSOCIATES
ENGINEERS-PLANNERS-SURVEYORS
DATED: JUNE 19, 1979

**ATLANTA GIRLS' SCHOOL/
ATLANTA SPEECH SCHOOL**
CITY OF ATLANTA,
GEORGIA

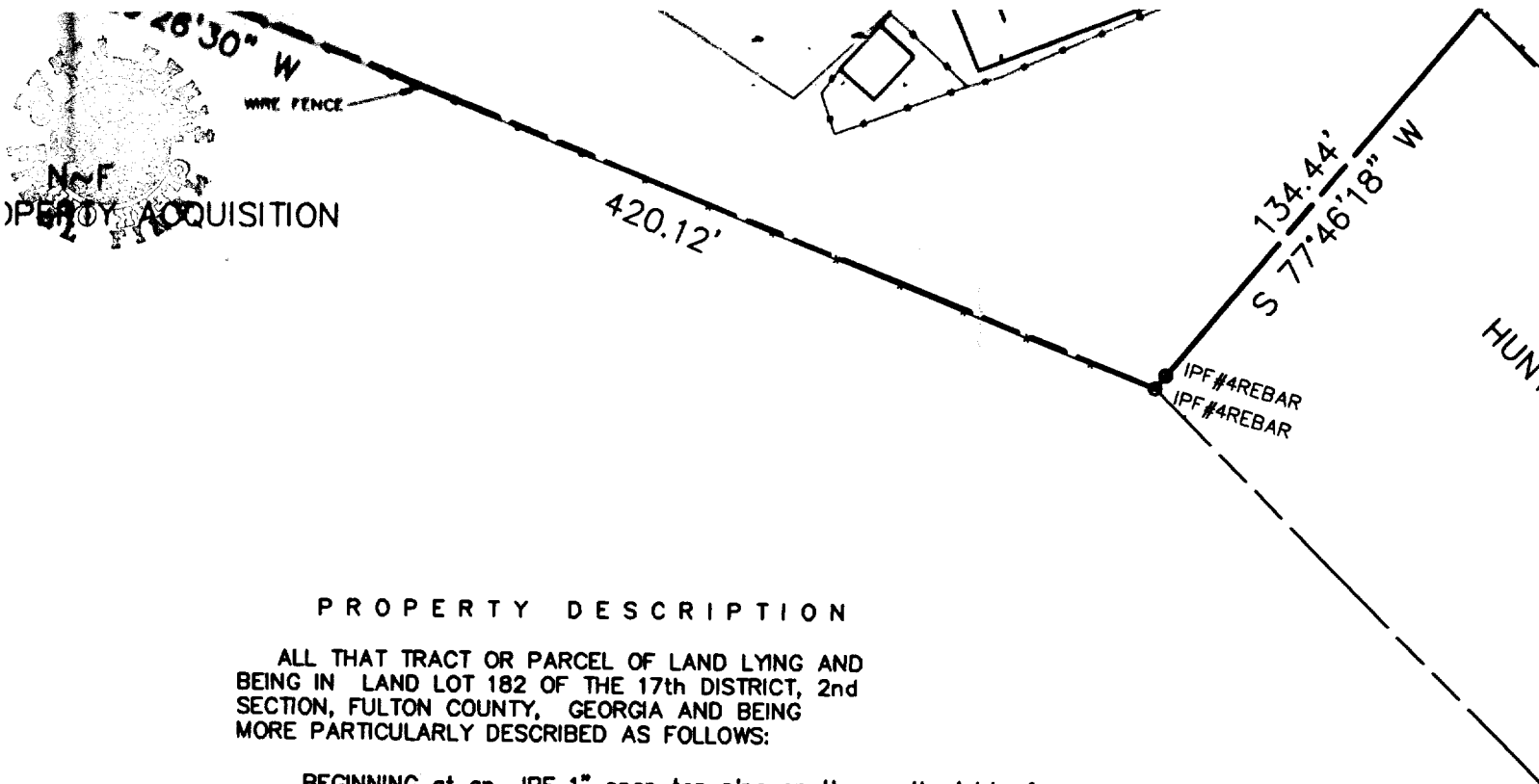
LANDSCAPE ARCHITECTURE • PLANNING • URBAN DESIGN • ENVIRONMENTAL SERVICES

HGOR

ATLANTA • GEORGIA 30337 P 404 3481 1960 F 404 3481 1072 EMAIL hqpc@hqpc.com www.hqpc.com		
REVISIONS		
NO	DATE	ISSUE
1	6/10/09	REVISED
2		CLASSROOM
3		
4		
5		

DATE	03/12/02
JOB NO.	070662
DWG FILE	02062P.MN
DRAWN BY	ERC
CHECKED	LMS
SCALE	1"=50'-0"
SHEET	SP-1
	1 of 1

NOT RELEASED FOR CONSTRUCTION



PROPERTY DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 182 OF THE 17th DISTRICT, 2nd SECTION, FULTON COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at an IPF 1" open top pipe on the south right of way of Northside Parkway 1152.29 feet southeast of the intersection of the south 100 ft. right of way Northside Parkway with the south 100 ft. right of way of Howell Mill Road;

THENCE South 51 degrees 53 minutes 53 seconds East for a distance of 443.72 along the right of way of Northside Parkway to an iron pin found (#4rebar);

THENCE South 38 degrees 09 minutes 17 seconds West for a distance of 10.39 feet to a point;

THENCE South 51 degrees 52 minutes 33 seconds East for a distance of 269.70 feet to an iron pin set (#4rebar);

THENCE South 34 degrees 03 minutes 50 seconds West for a distance of 193.55 feet to a point at a sanitary sewer man hole;

THENCE South 11 degrees 42 minutes 44 seconds West for a distance of 162.18 feet to an iron pin set (#4rebar);

THENCE South 80 degrees 38 minutes 31 seconds West for a distance of 137.16 feet to a point;

THENCE South 77 degrees 46 minutes 18 seconds West for a distance of 134.44 feet to an iron pin found (#4rebar);

THENCE North 29 degrees 26 minutes 30 seconds West for a distance of 420.12 feet to an iron pin found (3/4" open top pipe);

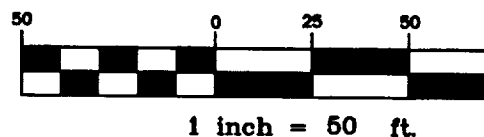
THENCE North 75 degrees 32 minutes 50 seconds East for a distance of 92.30 feet to an iron pin found (1/4" open top pipe);

THENCE North 03 degrees 57 minutes 35 seconds West for a distance of 430.52 feet to the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 6.100 acres more or less.

U-02-12



RCS# 3783
6/03/02
2:52 PM

Atlanta City Council

Regular Session

MULTIPLE

02-O-0819/U-02-08; 02-O-0818/U-02-09;
02-O-0815/U-02-11; 02-O-0816/U-02-12

ADOPT

YEAS: 13
NAYS: 0
ABSTENTIONS: 0
NOT VOTING: 2
EXCUSED: 0
ABSENT 1

Y Smith	Y Archibong	Y Moore	Y Mitchell
B Starnes	Y Fauver	Y Martin	Y Norwood
Y Young	Y Shook	NV Maddox	Y Willis
Y Winslow	Y Muller	Y Boazman	NV Woolard

MULTIPLE

02-0-0816

(Do Not Write Above This Line)

AN ORDINANCE U-02-12

BY: ZONING COMMITTEE

Detm. M. Starns

AN ORDINANCE GRANTING A SPECIAL
USE PERMIT FOR A PRIVATE SCHOOL
(SECTION 16-05.005(1)(1), PROPERTY
LOCATED AT 3254 NORTHSIDE PARKWAY,
N.W., FRONTING APPROXIMATELY

712.74 FEET ON THE SOUTHWESTERLY
SIDE OF NORTHSIDE PARKWAY
BEGINNING APPROXIMATELY 1,200

SOUTHEASTERLY FROM THE SOUTHEAST
CORNER OF HOWELL MILL ROAD. DEPTH:
VARIES; AREA: 6.10 ACRES; LAND
LOT 182, 17TH DISTRICT, FULTON
COUNTY, GEORGIA.

OWNER: TRINITY SCHOOL

APPLICANT: ATLANTA GIRLS SCHOOL
AND ATLANTA SPEECH
SCHOOL

NPU-C

COUNCIL DISTRICT 8

ADOPTED BY

JUN 03 2002

COUNCIL

☐ CONSENT REFER☐ REGULAR REPORT REFER☐ ADVERTISE & REFER☐ 1st ADOPT 2nd READ & REFER

Date Referred

5/6/02

Referred To:

ZRB+Zoning

First Reading

Committee

Date

Chair

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

Committee

Date

Chair

Actions:

Fav, Adv, Held (see rev. side)

Other:

Members

Refer To

COUNCIL ACTION

☒ 2nd☐ 1st & 2nd☐ 3rd

Readings

☐ Consent ☐ V Vote ☒ RC Vote

CERTIFIED

CERTIFIED

JUN 03 2002

Paula Davidson
MEMORIAL CLERK

MAYOR'S ACTION

Stanley Frank

JUN 10 2002

MAYOR